



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON HISTORICAL COMMISSION**

DATE: July 28, 2011

PLACE/TIME: City Hall, Room 202
7:00 p.m.

ATTENDING: Donald Lang, Chair David Morton, Secretary
Nancy Grissom, Member Zack Blake, Member
Rodney Barker, Member Alfred Wojciechowski, Member
Leonard Sherman, Alternate Brian Lever, Staff
See Attendance List

ABSENT: William Roesner, Member
Donald Tellalian, Alternate

The meeting was called to order at 7:00 p.m. with Donald Lang presiding as Chair. Voting permanent members were Lang, Morton, Grissom, Blake, Barker, and Wojciechowski. Alternate member Sherman also voted. Blake arrived at 7:15 and Barker left at 9:45 p.m. Brian Lever acted as recording secretary and the meeting was digitally recorded.

September 11th Memorial

Sande Young, Chair of the Newton 9/11 Memorial Committee and Mark Sangiolo architect presented a design for a proposed memorial to be located either on Newton City Hall property or on the Commonwealth Avenue carriageway across from City Hall. The Commission reviewed plans of the proposed memorial. Sangiolo stated that the preferred location was at City Hall and described the proposed memorial. The memorial consisted of stone and stone benches in the shape of a pentagon with two stone tables that will have inscriptions on them symbolizing the two towers. Sangiolo further stated that one existing tree would require removal for the memorial to be placed at the proposed City Hall location and that five new trees were proposed at the corners of the pentagon, potentially smoke trees which bloom in September or hydrangeas. Wojciechowski stated that he served as a juror in the design selection and that there was a significant discussion on the proposed locations. Commission members complimented the design of the proposed memorial.

Commission members discussed the merits of both locations. The proposed City Hall location was secluded within existing trees and less likely to be visible, though believed to be a good place for quiet reflection. The carriageway location would be more prominent and have more foot traffic with likely greater visitation, but was located along a busy traffic route. Commission members stated that the mission of the Commission was preservation and that the City Hall landscape had been designed by the Olmsted firm and that the property was listed on the National Register of Historic Places. Commission members noted that the north side of the property where the memorial was proposed was relatively unaltered and retained the Olmsted design. Carol Schein from the Parks and Recreation Department stated that the preservation master plan for the City Hall landscape called for movement of some the existing memorials to the North Lawn where the proposed 9/11 memorial might be located and that the impetus for having the memorials there was to concentrate their locations and protect the memorials from large scale events. Commission members expressed concern that over time the City Hall landscape would have more and more memorials proposed and that the gradual accumulation of these monuments would dramatically alter the historic landscape. Attendees Janet Sterman and Carol Robinson expressed support for the City Hall location. Staff stated that the Commission's recommendation would be forwarded to the Parks and Recreation Commission. Sherman motioned to recommend the memorial be placed on the carriageway and Barker seconded.

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 6-0 with one abstention,

RESOLVED to recommend placement of the proposed September 11th memorial on the carriageway instead of on the City Hall landscape.

Voting in the Affirmative:

Donald Lang, Chair
David Morton, Secretary
Zack Blake, Member
Rodney Barker, Member
Alfred Wojciechowski, Member
Leonard Sherman, Alternate

Abstaining from vote:

Nancy Grissom, Member

16 Cynthia Road – Demolition Review

Architect Ron Jarek presented an application to demolish the building. Commission members reviewed the application, photographs, and supporting information. Staff stated that this 1953 Ranch home was built as part of a neighborhood development consisting predominantly of ranches. This home was designed by Newton developer Bernardo Corsi. The home has had changes including additions in 1966, 1970, and 1975 to the side and rear. While Ranch is the predominant architectural style in the area, there have been newer homes constructed nearby. The Commission permitted the demolition of adjacent 26 Greenwood Street, and several properties on Deborah Road were found Not Historic or Not Preferably Preserved. Barker stated that the continued loss of single story housing was unfortunate. Carol Robinson in attendance stated her opposition to McMansions. Blake motioned to find the building not preferably preserved and Morton seconded.

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 7-0,

RESOLVED to find the residence at 16 Cynthia Road not preferably preserved.

Voting in the Affirmative:

Donald Lang, Chair

Nancy Grissom, Member

Rodney Barker, Member

Leonard Sherman, Alternate

David Morton, Secretary

Zack Blake, Member

Alfred Wojciechowski, Member

55 Hanson Road – Demolition Review

No applicant was present for this item. Staff presented the application to demolish this building and stated that this 1948 Ranch is located in Oak Hill Park. The property is not located on the path system. The building has had several additions and alterations including replacement windows, an attached garage added in 1955, and an addition off of the front façade in 1961. Most of the original building has been obscured by later additions. Approximately half of the original Oak Hill Park buildings on Hanson Road have been replaced. Sherman stated that the building had been substantially altered. Grissom motioned to find the building not preferably preserved and Morton seconded.

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 7-0,

RESOLVED to find the residence at 55 Hanson Road not preferably preserved.

Voting in the Affirmative:

Donald Lang, Chair

Nancy Grissom, Member

Rodney Barker, Member

Leonard Sherman, Alternate

David Morton, Secretary

Zack Blake, Member

Alfred Wojciechowski, Member

24 Wilde Road – Demolition Review

Patricia and Robert Welbourn presented an application to demolish the building. The Commission reviewed the application, photographs, and supporting documentation. Staff stated that this 1926 Colonial Revival home was built as part of several 1920s and 1930s residences in this neighborhood designed by H. J. Perry and built by Perry and Sons, a local Newton construction company. Perry and Sons also built adjacent 20 Wilde Road, though the majority of homes on this street were designed by Ralph Crowell. This home was first occupied by George and Elizabeth Adams. The building retains its form and materials. The building fits well into the neighborhood context as one of several Colonial Revival style buildings. Patricia Welbourn stated that initially they had considered renovating the building and adding an addition to the rear, however as they considered how much work would be necessary, they decided that constructing a new home would be easier and allow for a desirable floor plan. Welbourn stated that the replacement building would fit into the neighborhood. Barker stated that the Commission was concerned with preserving the streetscape and suggested building a rear addition instead.

Commission members expressed their support for the preservation of the building. Barker motioned to find the building preferably preserved and Grissom seconded.

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 7-0,

RESOLVED to find the residence at 24 Wilde Road preferably preserved.

Voting in the Affirmative:

Donald Lang, Chair

Nancy Grissom, Member

Rodney Barker, Member

Leonard Sherman, Alternate

David Morton, Secretary

Zack Blake, Member

Alfred Wojciechowski, Member

1013 Beacon Street – Demolition Review

Future property owner Yuri Matskevich presented an application to demolish the roof of the residence and add an addition. Matskevich stated that he wished to expand the living space. Sherman stated that the building was prominent and retained its Victorian character. Abutters Karen Hartley (70 Hancock Avenue) and Carol Robinson (1007 Beacon Street) expressed concerns over the expansion of the building. Wojciechowski motioned to find the residence preferably preserved with Barker seconding, this motion passed.

The Commission discussed proposed changes to the carriage house. Matskevich stated that he wished to replace an existing garage door, install a new garage door in place of a person door, and repair the roof which had suffered rot. Matskevich stated that he was not proposing to demolish the building or part of the building. Lang stated that he believed that the proposed changes did not meet the threshold for Commission review. Grissom motioned that the proposed changes to the carriage house not under the jurisdiction of the Historical Commission under the Demolition Delay Ordinance with Morton seconding, this motion passed.

The Commission discussed the proposed changes to the house and offered suggestions. Morton suggested preserving the front façade and expanding to the rear. Lang suggested that existing dormers could be expanded instead of a raised roof added. Morton suggested altering the existing roof pitch to achieve more space. Wojciechowski motioned to issue design suggestions for revision with Sherman seconding, this motion passed.

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 7-0,

RESOLVED to find the residence at 1013 Beacon Street preferably preserved.

Voting in the Affirmative:

Donald Lang, Chair

Nancy Grissom, Member

Rodney Barker, Member

Leonard Sherman, Alternate

David Morton, Secretary

Zack Blake, Member

Alfred Wojciechowski, Member

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 6-1,

RESOLVED to find the proposed changes on the carriage house at 1013 Beacon Street (replacing an existing garage door, adding an additional garage door in place of a person door and repairing the roof to match existing) not under the jurisdiction of the Historical Commission under the Demolition Delay Ordinance.

Voting in the Affirmative:

Donald Lang, Chair
David Morton, Secretary
Nancy Grissom, Member
Zack Blake, Member
Alfred Wojciechowski, Member
Leonard Sherman, Alternate

Voting in the Negative:

Rodney Barker, Member

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 6-0 with one abstention,

RESOLVED to recommend design revisions to the proposed changes at 1013 Beacon Street including: that the form of the roof including the intersecting gables and cornice be maintained and suggesting alterations to the non-street side of the building and alterations to the street side dormers to achieve additional space.

Voting in the Affirmative:

Donald Lang, Chair
Nancy Grissom, Member
Zack Blake, Member
Rodney Barker, Member
Alfred Wojciechowski, Member
Leonard Sherman, Alternate

Abstaining from vote:

David Morton, Secretary

Administrative Discussion:

The Commission approved the minutes from June 2011.

Historic Preservation Fund:

Commission members discussed the potential to establish a fund or trust to assist private property owners with preserving their homes. The fund could be established through donations or grants and would be under the authority of the Historical Commission or a separate board or committee. Lang suggested that an existing organization such as the Newton Housing Authority could be augmented with preservation funds to assist in both housing and preservation. Commission members noted the difficulty in obtaining funds and that the workload of the Commission would increase in administering such a program. Commission members discussed the appropriateness of the Commission administering funds.

Reconsideration of recommendation 9 Ripley Street:

Commission member Blake requested that the Commission reconsider the recommendation against adding additional dwelling units to this property. Blake stated that the number of units was a zoning and land use matter outside of the purview of the Historical Commission. Staff stated that normally once a hearing is closed that the action is final, however this was a recommendation and not a binding decision. Commission members stated that they felt the Commission should make recommendations pertaining to historic preservation. Blake motioned to reconsider the recommendation with Morton seconding, this motion passed. Blake motioned to rescind the recommendation with Morton seconding, this motion passed.

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 5-1,

RESOLVED to reconsider the recommendation issued for 9 Ripley Street.

Voting in the Affirmative:

Donald Lang, Chair
David Morton, Secretary
Nancy Grissom, Member
Zack Blake, Member
Alfred Wojciechowski, Member

Voting in the Negative:

Leonard Sherman, Alternate

Not Present:

Rodney Barker, Member

At a scheduled meeting and public hearing on July 28, 2011 the Newton Historical Commission, by vote of 5-1,

RESOLVED to rescind the recommendation issued for 9 Ripley Street and send letters to abutters informing them of the Commission's decision.

Voting in the Affirmative:

Donald Lang, Chair
David Morton, Secretary
Nancy Grissom, Member
Zack Blake, Member
Alfred Wojciechowski, Member

Voting in the Negative:

Leonard Sherman, Alternate

Not Present:

Rodney Barker, Member

September Historical Commission meeting:

The September meeting of the Historical Commission was moved to Tuesday September 20, 2011.

Meeting was adjourned at 10:05.